

Exhibit B

INVOICE 1238829**FROM:**

PCV/MURCOR

740 Corporate Center Drive

Pomona, CA 91768

(909)623-4001

EIN: 95-4072376

Date

2/4/2010

TO:

GMAC RESCAP

One Meridian Crossing Ste 100

Minneapolis, MN 55423

Amount Enclosed

Date	Description of Charges	Amount
2/4/2010	BPO Exterior	\$83.00
	Property Owner and Address	
	3219 KENYON AVE	
	RICHMOND, VA 23224	
	Loan No: 0260003324	
	Borrower: JOHN SATTERWHITE	
	PCV Job No: 1238829	
	Reference No: 251036_993779	
	Contact:	
	Net 15 Days	Balance Due
		\$83.00

Please send a copy of this invoice along with your payment

THANK YOU FOR YOUR BUSINESS!

PCV / MURCOR

www.pcvmurcor.com



GMAC, Drive By Form
Loan#: 0260003324

Address: 3219 KENYON AVE RICHMOND VA 23224	Inspection Type: Exterior
Borrower: JOHN SATTERWHITE	APN: C0090252008

I. Order Information

Inspection Date: 2/4/2010	Deal Name:	VMA Request ID: 0260003324
Client: GMAC RESCAP	BPO Vendor: PCV Murcor	Vendor Tracking ID: 1238829
Agent Name: Robert Andes	Brokerage: Andes Real Estate Co., Inc.	Agent Phone: 8043233949 -

II. Subject Property Information

Occupied: N	Property Type: SFR	HOA Fees:	Zoning: Residential
Date Last Sold:	Last Sale Price: \$	Data Source: MLS	Currently Listed: N
Agent Name:	Initial List Price: \$	Initial List Date:	Current List Price: \$
Last Reduction Date:	MLS#:	Total Repair Cost: \$300.00	Estimated Monthly Rent: \$700.00

SUBJECT PROPERTY COMMENTS / EXTERNAL INFLUENCES: The exterior appears to be in average condition.

III. Neighborhood Information (Population Density: 2,805/sq. mi.)

Location Type: Suburban	Supply / Demand: In Balance	Value Trend: Decreasing	Local Economic Trend: Decreasing
Price Range: \$39,900 to \$97,000	Median Price: \$70,000	Avg Marketing Time: 90	

NEIGHBORHOOD COMMENTS: Subject is convenient to commerce and industry. Some properties in the area need updating.

IV. Comparable Properties

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
Address	3219 KENYON AVE RICHMOND, VA	1754 GROSS RICHMOND, VA	2606 PERRY ST. RICHMOND, VA	2726 DORSET RD. RICHMOND, VA	4215 NORBORNE RD. RICHMOND, VA	3026 CULVER RD. RICHMOND, VA	4013 OLD WARWICK RD. RICHMOND, VA
Zip	23224	23224	23224	23224	23224	23224	23224
Data Source	MLS	MLS	MLS	MLS	MLS	MLS	MLS
Proximity	N/A	0.15Mi	1.57Mi	1.38Mi	1.18Mi	0.24Mi	1.32Mi
Sale Price		\$69,950	\$119,950	\$71,400			
Sale Date		01/16/2010	02/27/2009	09/30/2009			
Orig. List Price		\$74,950	\$119,950	\$79,000	\$65,000	\$69,950	\$79,000
Curr. List Price					\$65,000	\$69,950	\$79,000
DOM		194	160	33	12	27	58
Lot Size	0.27 acres	0.30 acres	0.25 acres	0.37 acres	0.26 acres	0.21 acres	0.24 acres
View	None	None	None	None	None	None	None
Design/Style	Ranch/1 Sty	Ranch/1 Sty	Ranch/1 Sty	Ranch/1 Sty	Ranch/1 Sty	Ranch/1 Sty	Ranch/1 Sty
Type//Unit	SFR/1	SFR/1	SFR/1	SFR/1	SFR/1	SFR/1	SFR/1
Age	62	62	110	70	60	59	39
Condition	Average	Average	Average	Average	Average	Average	Average
Above Grade SF	785 sq.ft	725 sq.ft	919 sq.ft	648 sq.ft	939 sq.ft	735 sq.ft	790 sq.ft
# Rooms/Bdr/Bth	5/3/1	4/2/1	5/3/1	4/2/1	6/3/1	4/2/1	5/2/1
Basement SF	0	0	0	0	0	0	0
% Finished	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garage Type	Parking Space	Detach	Parking Space	Parking Space	Parking Space	Parking Space	Parking Space
# Garage Stalls	N/A	1	N/A	N/A	N/A	N/A	N/A
Pool/ Spa	No/No	No/No	No/No	No/No	No/No	No/No	No/No
Other Features	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Sales Type		Unknown	Unknown	Unknown	Short Sale	Neither	Neither
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0

COMPARABLE PROPERTY COMMENTS:

Sales Comp 1: Comps have similar basic amenities as subject. Comp is in similar in condition when compared to the subject. Comp is located in the same market area as the subject.

Sales Comp 2: Comps have similar basic amenities as subject. Comp is in similar in condition when compared to the subject. The 'Sales Comp - Sales Price' is greater than the subject's 'Normal Market Sales - As-Repaired' price because the (See Addendum)

Sales Comp 3: Comps have similar basic amenities as subject. Comp is in similar in condition when compared to the subject. Comp is located in the same market area as the subject. Due to the subject being property unique for this area, it was (See Addendum)

Listing Comp 1: Comp is a Short Sale Listing. Comps have similar basic amenities as subject. Comp is in similar in condition when compared to the subject. Comp is located in the same market area as the subject. There are no other comps similar to (See Addendum)

Listing Comp 2: Comp is neither an REO Listing nor a Short Sale Listing. Comps have similar basic amenities as subject. Comp is in similar in condition when compared to the subject. Comp is located in the same market area as the subject.

Listing Comp 3: Comp is neither an REO Listing nor a Short Sale Listing. Comps have similar basic amenities as subject. Comp is in similar in condition when compared to the subject. Comp is located in the same market area as the subject. There (See Addendum)

V. Marketing Strategy

	"As-Is" Value	"Repaired" Value	Estimated Marketing Time for Subject: 90 days
Estimated Sale Price:	\$74,500	\$75,000	VALUE CONCLUSION SUMMARY: Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report.
Recommended List Price:	\$74,500	\$75,000	

<i>VI. Repair Estimates</i>		
Category	Comments	Estimated Cost
Roof	None noted.	\$0
Siding/Trim	None noted.	\$0
Windows/Doors	WINDOW ON LEFT SIDE BROKEN.	\$300
Paint	None noted.	\$0
Foundation	None noted.	\$0
Garage	None noted.	\$0
Landscaping	None noted.	\$0
Fence	None noted.	\$0
Other	None noted.	\$0
Estimated Exterior Repairs:		\$300
Estimated Interior Repairs: (Estimate Based on subject's age and exterior condition.)		\$0
Total Estimated Repairs:		\$300

<i>VII. Prior Sales & Listing History</i>					
Date Listed	Date Sold	List Price	Sale Price	Data Source	Notes

<i>VIII. Additional Comments</i>					
BROKER COMMENTS:					
VENDOR COMMENTS:					

Addendum - PCV Order 1238829

IV. Comparable Property Comments:

Sales Comp 2: sales comp is superior overall to the subject property. Due to the lack of more recent similar sales comps in this market, it was necessary to exceed sales date guidelines for this comp. Due to the subject being property unique for this area, it was necessary to exceed distance guidelines. The subject's market area is made up of mixed older and newer homes; therefore, sale comp exceeds year built guidelines.

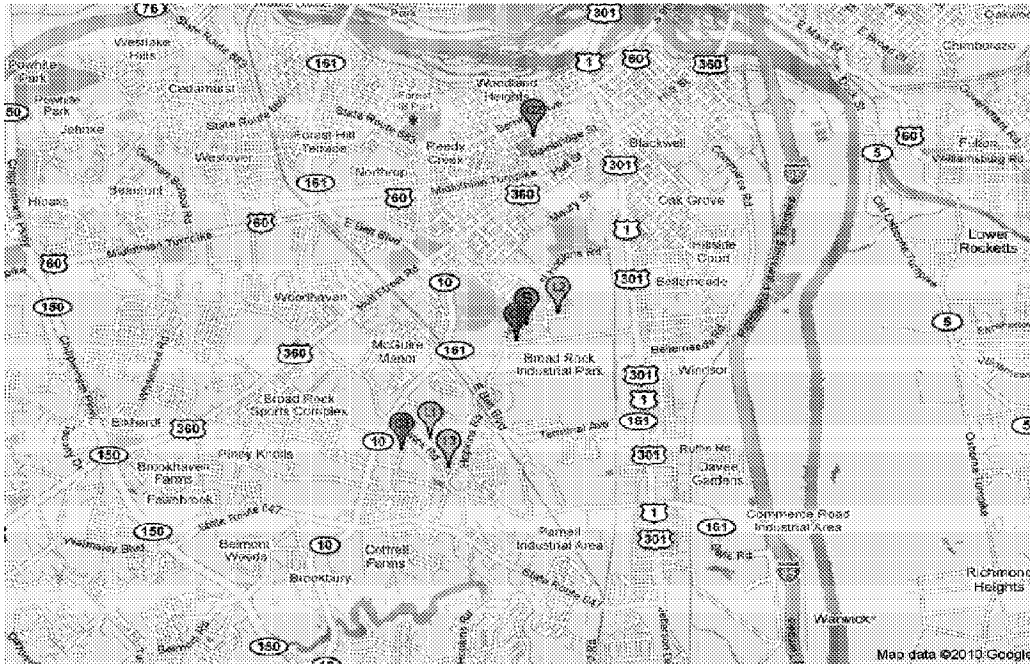
Sales Comp 3: necessary to exceed distance guidelines.

Listing Comp 1: the subject property that are within the immediate market area. The search area was expanded.

Listing Comp 3: are no other comps similar to the subject property that are within the immediate market area. The search area was expanded.

Additional Comments

Property Map
PCV 1238829



Address	Prox Est	Prox Actual	Map Status	Sq Feet	Bed	Bath	Sales Price / Current LP	Sale Date
Subject: 3219 KENYON AVE RICHMOND, VA 23224			Mapped	785	3	1		
Sales Comp #1: 1754 GROSS RICHMOND, VA 23224		0.15	Mapped	725	2	1	69,950	1/16/10
Sales Comp #2: 2606 PERRY ST. RICHMOND, VA 23224		1.57	Mapped	919	3	1	119,950	2/27/09
Sales Comp #3: 2726 DORSET RD. RICHMOND, VA 23224		1.38	Mapped	648	2	1	71,400	9/30/09
Listing Comp #1: 4215 NORBORNE RD. RICHMOND, VA 23224		1.18	Mapped	939	3	1	65,000	
Listing Comp #2: 3026 CULVER RD. RICHMOND, VA 23224		0.24	Mapped	735	2	1	69,950	
Listing Comp #3: 4013 OLD WARWICK RD. RICHMOND, VA 23224		1.32	Mapped	790	2	1	79,000	

Photographs**PCV 1238829**

Front - 3219 KENYON AVE



What Subject Faces - 3219 KENYON AVE



Photographs

PCV 1238829

House Number - 3219 KENYON AVE



Left Side - 3219 KENYON AVE



Photographs**PCV 1238829**

Right Side - 3219 KENYON AVE



Street (in one direction) - 3219 KENYON AVE



Photographs

PCV 1238829

Street (in other direction) - 3219 KENYON AVE

